

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
February 21, 2000

PRESENT: Dave Wakeman, Chairman
Andy Kelkenberg
John Potera
Don Hoeffler
Terry Janicz

Don Folger, Code Enforcement Officer
Rebecca Baker, Planning Board Clerk

The meeting was called to order at 7:35pm. Dave informed the board of a Farmland Protection Conference, which will be held on March 8th.

Don Hoeffler inquired if it would be a conflict of interest if his company bid on the Master Plan Proposal. He will not be in on the decision making process.

Terry motioned to accept the minutes from the February 7th meeting; Andy seconded the motion and all approved.

The board discussed the Sowinski subdivision from August 1999. A formal decision was never made due to the non-continuous frontage. It was decided that currently the zoning code allows such lots. John motioned to approve the subdivision; it was seconded by Terry and all approved.

The board reviewed the paper work for the proposed Baker minor subdivision on Downey Rd. A public hearing will be scheduled for March 6, 2000.

Don Folger supplied the board with plans for the old J&I building on Main Rd. The building will be leased to Kaufmans and used strictly as a furniture distribution warehouse. A drainage plan has been received for the extended paving for parking.

It was decided to hold a public hearing regarding the NorthStar minor subdivision on Main Rd from November 1999. Question arose whether the existing lot would be conforming after the minor subdivision. The frontage on Main Rd would decrease to 90 ft., however, the lot also fronts on Howe Rd, giving it the necessary frontage. Due to the fact that the Brauns are not resurveying the lot onto their existing lot, subdivision approval is required. The public hearing will be scheduled for March 6th.

The board met with the following representatives from Buffalo Well Drilling to discuss the pre-application of the revised site plan:

Jim Baron, Owner	Mike Gerstrung, Supervisor
Paul Baron, Owner	Bruce Truax, Supervisor
Ed Tredo, Engineer	Bob Sillars, Attorney

Mr. Sillars listed the approvals the applicants are requesting

- * Larger size building which is already constructed
- * No further drainage report required (impervious area remained the same)
- * The concrete walls which enclosed the lean-to
- * Modifications to the landscaping plan
- * Extension of deadline to June 2000

The issue of parking was addressed. There are currently 60 full time and 5 part time employees (20-40 which work out of this site). Parking is based on the number of employees or the square footage of the buildings. According to square footage, 36 spaces are required. Buffalo Well Drilling is requesting parking to the front of the property. In the rear, there is no more room. Currently they feel the area is unsafe with pipes stacked too high. The rear fence to the east will be a solid 8' fence to help with noise. The third driveway issue will have to be addressed with NYS DOT. Buffalo Well Drilling was instructed that they need to supply the board with a revised drawing showing delineated parking spaces, additional bushes and trees, and the property lines outlined for the next meeting.

John motioned to adjourn the meeting at 10:05pm, Terry seconded and all approved.

Respectfully submitted,
Rebecca K. Baker, Clerk